

**39 Bailey Circuit, Driver, NT, 0830**



**House For Sale**

Friday, 9 August 2024

39 Bailey Circuit, Driver, NT, 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## Your Dream Home Awaits at 39 Bailey Circuit, Driver!

Immerse yourself in the ultimate in space, comfort, and convenience at 39 Bailey Circuit, Driver. This stunning 3-bedroom, 2-bathroom ground-level residence is the perfect family retreat, offering an unparalleled living experience. The open-plan kitchen, dining, and living areas seamlessly blend together, creating a warm and inviting atmosphere ideal for entertaining and family gatherings.

One of the most impressive features is the extra-large room off the carport, complete with its own ensuite. This versatile space can serve as an in-law suite, a teenager's retreat, or even a potential rental unit, providing unmatched flexibility to suit your evolving needs. The third bedroom can easily be transformed into a games room or a cozy teenage hangout, ensuring that every member of the family has their own special space. Step outside and discover a fully fenced in-ground chlorine spa, perfect for unwinding after a long day. The paved undercover shade area is a true entertainer's delight, offering the perfect setting for hosting unforgettable gatherings with family and friends. The property sits on a generous 860m<sup>2</sup> fully fenced allotment, providing ample space for outdoor activities, gardening, and exploring the established gardens that add charm and character to the home.

Energy efficiency and comfort are at the forefront of this home's design. Solar panels harness the power of the sun, reducing your carbon footprint and utility bills. Security screens provide peace of mind, while LED lighting throughout the home, including the workshop in the garage, ensures optimal visibility and energy savings. The fully air-conditioned interior ensures year-round comfort, no matter the weather.

Convenience is key, with this home situated in a prime location near parklands, a golf course, and major shopping centres. The two separate living areas make this property an exceptional rental investment opportunity, allowing you to generate passive income while enjoying the benefits of ownership. Don't miss the chance to make this incredible property your own. Contact us today to schedule a viewing and experience the magic of 39 Bailey Circuit, Driver. Your dream home awaits!

Status: Vacant

Area Under Title: 860m<sup>2</sup>

Under roof: 200m<sup>2</sup>

Year Built: 1980

Easements as per title: Sewerage Easement to Power and Water Authority, Drainage Easement to Northern Territory of Australia

Zoning: LR (Low Density Residential)

Council Rates: \$1760 pa

Rental Estimate: \$500 to \$550 per week

Vendor's Conveyancer: Tschirpig Conveyancing

Preferred Settlement Period: ASAP

Preferred Deposit: 10%

- 3-bedroom, 2-bathroom ground-level residence
- Open-plan kitchen, dining, and living areas
- Fully fenced in-ground chlorine spa
- Fully air-conditioned
- Solar Panels
- Security screens
- LED workshop lighting in garage
- LED lighting through out

Call to inspect with the JH Team today!